180.0	0012	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,178,500 / 1,178,500
					USE VALUE:	1,178,500 / 1,178,500
					ASSESSED:	1,178,500 / 1,178,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		BROWNING RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MANANDHAR SUNITA
Owner 2:	PRADHAN SAN
Owner 3:	
Street 1:	9 BROWNING RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CHAU TSUNG W -
Owner 2:	-
Street 1:	9 BROWNING RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .184 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1953, having primarily Clapboard Exterior and 4767 Square Feet, with 1 Unit, 2 Baths, 2 3/4 Baths, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8000.000	707,100	9,400	462,000	1,178,500
Total Card	0.184	707,100	9,400	462,000	1,178,500
Total Parcel	0.184	707,100	9,400	462,000	1,178,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 247.25 /Parcel: 247.25

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 122600

GIS Ref

GIS Ref

Insp Date 07/12/18

!14190!

PREVIOUS ASSESSMENT

Parcel ID: 180.0-0012-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	707,100	9400	8,000.	462,000	1,178,500		Year end	12/23/2021
2021	101	FV	685,800	9400	8,000.	462,000	1,157,200		Year End Roll	12/10/2020
2020	101	FV	856,200	9400	8,000.	462,000	1,327,600	1,327,600	Year End Roll	12/18/2019
2019	101	FV	659,200	9800	8,000.	462,000	1,131,000	1,131,000	Year End Roll	1/3/2019
2018	101	FV	632,400	7600	8,000.	389,400	1,029,400	1,029,400	Year End Roll	12/20/2017
2017	101	FV	632,400	7600	8,000.	356,400	996,400	996,400	Year End Roll	1/3/2017
2016	101	FV	632,400	7600	8,000.	303,600	943,600	943,600	Year End	1/4/2016
2015	101	FV	606,500	7900	8,000.	264,000	878,400	878,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:30:53

LAST REV

Date	Time
10/06/20	12:15:13
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14190

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHAU TSUNG W,	72864-123	1	7/1/2019		1,175,000	No	No		
HAGOPIAN JOHN H	44808-530		3/15/2005		395,000	No	No		
	14381-360		8/1/1981		108,000	No	No		Y

USER DEFINED

Prior Id # 1:	122600
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/4/2005	322	Addition	56,000	C		G7	GR FY07	

ACTIVITY INFORMATION

Date	Result	By	Name
7/12/2018	MEAS&NOTICE	BS	Barbara S
9/15/2017	Measured	DGM	D Mann
4/9/2014	Measured	PC	PHIL C
10/23/2008	Measured	197	PATRIOT
10/16/2008	Meas/Inspect	355	PATRIOT
4/18/2006	Permit Visit	BR	B Rossignol
12/23/1999	Meas/Inspect	263	PATRIOT
7/21/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8000		Sq. Ft.	Site		0	70.	0.83	7									462,000						462,000	

Total AC/HA:	0.18365	Total SF/SM:	8000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	462,000	Spl Credit		Total:	462,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	16 - Stone Vene	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	1 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.87028742
Const Adj.:	0.94131589
Adj $ / SQ:	106.498
Other Features:	149170
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	868714
Depreciation:	161581
Depreciated Total:	707134

COMMENTS

OF=SINK , INT FAIR COND.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

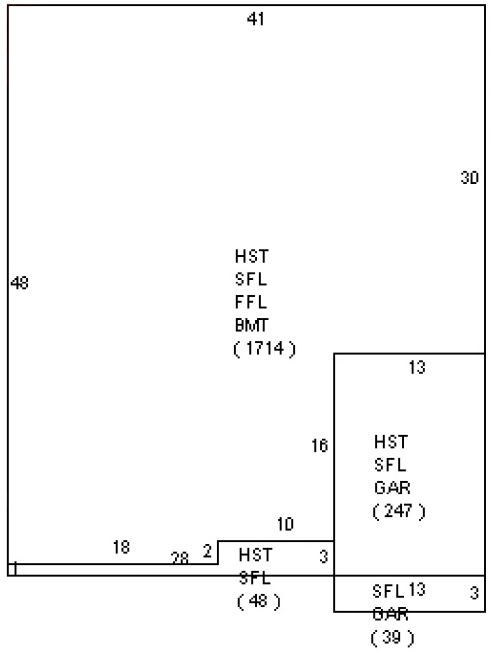
No Unit	RMS	BRS	FL
1	8	4	m
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	128.86
Special Features:	0	Val/Su Net:	104.49
Final Total:	707100	Val/Su SzAd	148.35

SKETCH



Sum Area By Label :
HST = 2009
SFL = 2048
GAR = 286
FFL = 1714
BMT = 1714

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	2,048	106.500	218,108
BMT	Basement	1,714	31.950	54,761
FFL	First Floor	1,714	106.500	182,538
HST	Half Story	1,005	106.500	106,977
GAR	Garage	286	22.350	6,392

Net Sketched Area:	6,767		Total:		568,776
Size Ad	4766.5	Gross Area	7771	FinArea	4767

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

180.0-0012-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
14	Open Porch	D	Y	2	26X10	A	AV	1970	22.85	T	39.2	101			7,200			7,200
19	Patio	D	Y	1	13X67	A	AV	2010	2.68	T	7.2	101			2,200			2,200

More:	N	Total Yard Items:	9,400	Total Special Featues:	Total: 9,400

IMAGE

AssessPro Patriot Properties, Inc